

In re:

Kenneth M Diamond
 Nancy Diamond
 Debtors

Case No. 19-10891-elf
 Chapter 13

District/off: 0313-2

User: admin

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Date Rcvd: Feb 02, 2021

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol

Definition
 + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 04, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Kenneth M Diamond, Nancy Diamond, 804 8th Avenue, Folsom, PA 19033-1107

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 04, 2021

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 2, 2021 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Debtor Kenneth M Diamond brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com
BRAD J. SADEK	on behalf of Joint Debtor Nancy Diamond brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com
REBECCA ANN SOLARZ	on behalf of Creditor Ditech Financial LLC bkgroup@kmlawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq.	ecfmails@ph13trustee.com philaecf@gmail.com

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TOTAL: 5

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: :
Kenneth Diamond : Case No.: 19-10891(ELF)
Nancy Diamond :
: :
Debtor(s) : Chapter 13

**AMENDED ORDER GRANTING DEBTOR'S MOTION FOR AUTHORITY TO SELL
REAL PROPERTY**

AND NOW, this 2nd day of February 2021, upon
consideration of the Motion for Authority to Sell Real Property filed by debtor, upon notice to all
interested parties, upon the filing, and any response thereto, and after a hearing before the Court
and for good cause shown, it is hereby

ORDERED, that debtor is granted permission to sell his/her real property located at 804
8th Avenue, Folsom, Pennsylvania 19033 ("Property") for the sale price of \$217,000.00,
pursuant to the terms of a certain real estate agreement of sale dated as of December 20, 2020, to
the buyer(s) thereunder, Andrew Sutera & Pamela Gochman (Buyers"), who have been
represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of
the Buyer, shall be distributed in the approximate following manner:

1. Ordinary and reasonable settlement costs, including,
but not limited to those related to notary services, deed
preparation, disbursements, express shipping, surveys,
municipal certifications, or any other such routine matters \$2,915.00
2. Liens paid at closing - \$150,330.72
(Estimated
Mortgage lien,
subject to final
payoff from
Mortgagee)

3.	Real estate taxes, sewer, trash and/or other such items	\$ _____
4.	Property repairs, if any	\$ _____
5.	Real estate commission, at no greater than 6%	\$10,850.00
6.	Attorney's fees, if any	\$ _____
7.	Any small (less than \$300) allowances agreed to be made to Buyer to settle any unforeseen dispute arising at settlement	\$ _____
8.	Other	\$ _____
	TOTAL	\$164,095.72
		<u>(Subject to change once final numbers are obtained at closing)</u>

***This Order is contingent upon all liens being paid in full at closing.**

The title clerk shall fax a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed.

Upon trustee approval, the title clerk shall fax a copy of the disbursement check to the trustee, and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

Debtor shall not be permitted to voluntarily dismiss this case; he/she may, however, convert this case to one under Chapter 7. In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing trustee shall be transferred to the appointed Chapter 7 trustee.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of this Order is hereby waived.



ERIC L. FRANK
U.S.BANKRUPTCY JUDGE